

# TRI-STATE GENERATION AND TRANSMISSION, GLACIER BUSINESS PARK, SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC., A COLORADO COOPERATIVE CORPORATION BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 1, GLACIER BUSINESS PARK FOURTH FILING, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, GLACIER BUSINESS PARK FOURTH FILING; THENCE N89°55'41"E ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 404.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S00°00'29"W ALONG THE EAST LINE OF SAID BLOCK 1 A DISTANCE OF 416.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EUREKA WAY; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID EUREKA WAY THE FOLLOWING THREE (3) COURSES;

- 1) N89°57'15"W A DISTANCE OF 355.12 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CHORD BEARING N44°57'11"W A DISTANCE OF 70.83 FEET) AN ARC LENGTH OF 78.55 FEET;
- 3) THENCE N00°04'51"E A DISTANCE OF 366.68 FEET TO THE TRUE POINT OF BEGINNING.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE GLACIER BUSINESS PARK,

THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 3.861 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 8TH DAY OF MARCH, 2010.

OWNER

STATE OF COLORADO )  
COUNTY OF Adams ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY KENNETH J. ANDERSON, ACTING IN HIS/HER CAPACITY AS PRESIDENT/GENERAL MANAGER OF TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC. THIS 10th DAY OF March 2010

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 3-4-2011

NOTARY PUBLIC

## SURVEYING CERTIFICATE

I, IRVIN JEFFREY NADING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

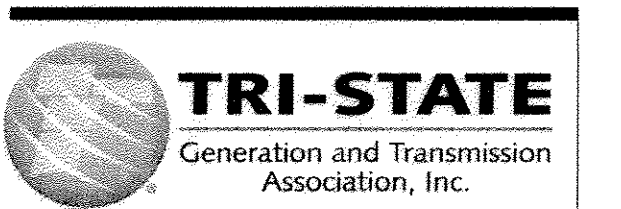
I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 8TH DAY OF MARCH 2010

BY J. Jeffrey Nading  
COLORADO PLS# 37885 37886  
PROFESSIONAL LAND SURVEYOR

## STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE GLACIER BUSINESS PARK IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 20th DAY OF April 2010 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

PLANNING DIRECTOR



Northern Colorado  
Maintenance Center  
Glacier Business Park  
4th Filing, Block 1, Lots 3 & 4  
3761 Eureka Way, Frederick, CO

Gensler  
1625 Broadway  
Suite 400  
Denver CO 80202  
Tel: 303.595.8585  
Fax: 303.825.6823

DMCE Engineering, Inc.  
M/E/P Engineer  
5737 W 6th Ave.  
Lakewood, CO 80214  
Telephone: 303.421.3208

York Engineering  
Services, Inc.  
Structural Engineer  
7010 Broadway, Suite #430  
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Civil Engineer  
7010 Broadway Suite #320  
Denver, CO 80221  
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R Design  
Landscape Architect  
6029 South Shields  
Fort Collins, CO 80526  
Telephone: 970.212.0614

Issue	Date & Issue Description
1	11.02.2009 SDP SUBMITTAL #1
2	03.08.2010 SDP SUBMITTAL #2

Project Name  
Northern Colorado Maintenance Center

Description  
SITE AMENDMENT SURVEY

Project Number  
03.7089.000

Scale

Drawing Number

SHEET 1